



**55 Lincoln Road, North Hykeham,
Lincoln, LN6 8DL**



Book a Viewing!

£415,000

A superb example of a 1930's built four bedroom detached family home, ideally positioned in a sought after non estate location in the heart of North Hykeham. This beautifully maintained property offers immaculate accommodation comprising an inviting Entrance Hall, a Lounge with bay window, Cloakroom/WC, well-appointed Kitchen leading into a Dining Room, and a delightful Garden Room overlooking the rear garden. To the First Floor, a spacious landing leads to four Bedrooms and a modern Family Bathroom. The property occupies a generous plot with a lawned front garden and a large block paved driveway providing ample off street parking. Further benefits include a detached single garage and a stunning, enclosed rear garden – perfect for family living and outdoor entertaining. An exceptional home that perfectly combines period charm with modern living, and one that must be viewed to be fully appreciated.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard and radiator.

LOUNGE

13' 6" x 11' 11" (4.13m x 3.65m) With gas fire set within a feature fireplace, double glazed bay window to the front aspect and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks, laminate flooring and double glazed window to the side aspect.



KITCHEN

18' 2" x 10' 7" (5.56m x 3.24m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer and dishwasher, concealed spaces for washing machine and tumble dryer, cupboard housing the wall mounted gas fired central heating boiler, breakfast bar, tiled splashbacks, laminate flooring, radiator and double glazed windows to the side and rear aspects.

DINING ROOM

9' 10" x 9' 1" (3.02m x 2.77m) With laminate flooring and radiator.



GARDEN ROOM

12' 8" x 9' 5" (3.88m x 2.88m) With double glazed French doors to the rear garden, laminate flooring and radiator.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

11' 11" x 11' 10" (3.64m x 3.62m) With double glazed window to the front aspect, range of Robes 'n' Rails fitted bedroom furniture including wardrobes, over bed storage, bedside tables and dressing table, and radiator.



BEDROOM 2

11' 7" x 9' 1" (3.55m x 2.79m) With double glazed window to the rear aspect, fitted Robes 'n' Rails wardrobes and radiator.

BEDROOM 3

10' 2" x 8' 9" (3.12m x 2.69m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

6' 7" x 6' 1" (2.03m x 1.86m) With feature double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a stylish three piece suite comprising of panelled bath with rainfall shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, towel radiator, tiled splashbacks, laminate flooring, spotlights and double glazed window to the side aspect.

OUTSIDE

The property sits behind low level wall with hedging giving privacy. To the front there is a lawned garden with mature shrubs, block paved driveway providing ample off street parking and access to the single garage. The garage has an up and over door to the front, side personnel door, light and power. To the rear of the property there is a generous established garden, laid mainly to lawn with patio seating area, gravelled area, mature trees, shrubs and flowerbeds, garden shed and summer house.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilsen Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

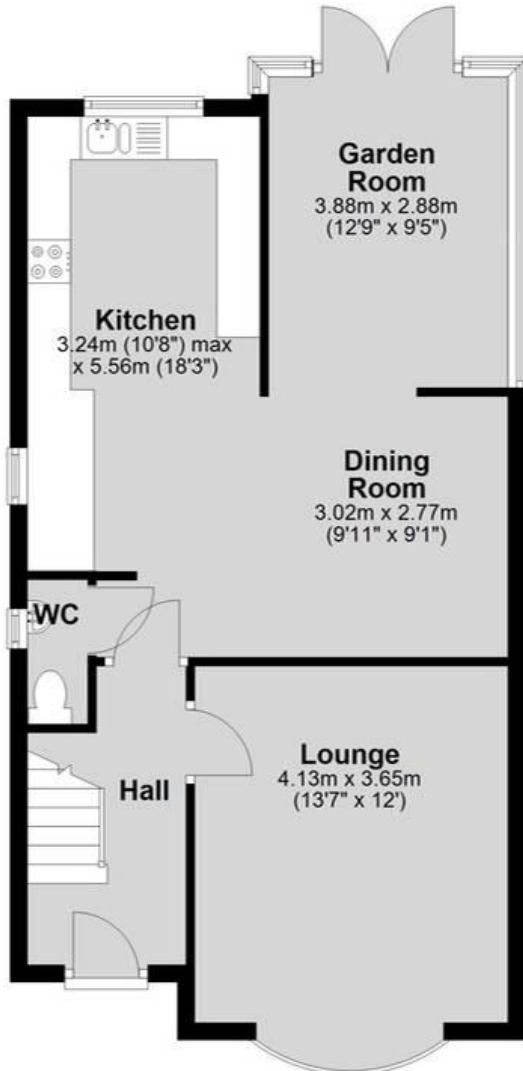
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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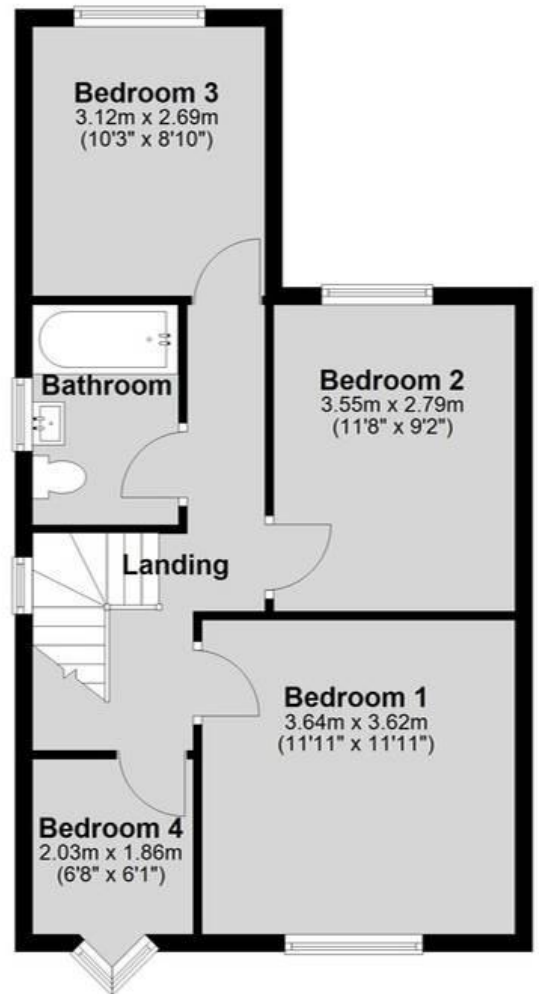
Ground Floor

Approx. 58.1 sq. metres (625.6 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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